



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning & Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3003939
Applicant Name: Moira Haughian
Address of Proposal: 4225 NE 107th Street

SUMMARY OF PROPOSED ACTION

Land Use Permit to subdivide one parcel into two parcels of land. Proposed parcel sizes are: A) 8,692.5 sq. ft. and B) 8,692.5 sq. ft. The existing structures will be removed.

The following approval is required:

Short Subdivision - to create two parcels of land.
(SMC Chapter 23.24)

BACKGROUND DATA

Zoning: SF 7200
Uses on Site: Single family residence

Substantive Site Characteristics: This 17,385 sq. ft. lot is located on the southwest corner of NE 107th Street and Bartlett Avenue NE in northeast Seattle between the Matthews Beach neighborhood and the Lake City neighborhood. Parcel A will be a corner lot and have street frontage on both NE 107th Street and Bartlett Avenue NE. Parcel B will have street frontage on NE 107th Street. The site is developed with a single family residence on proposed Parcel A. There are trees on both of the proposed parcels including alder, big leaf maple, Douglas fir, poplar pine, and western red cedar trees. The trees are located in the center and at the edges of Parcel B, and at the edges of Parcel A. However, the trees on the site are not listed as exceptional trees and the short plat proposal maximizes the retention of trees on the site.

Public Comment: No comment letters were received during the comment period which ended February 15, 2006.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Departments (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposal site is located in an environmentally critical area and the requirements of SMC 25.09.240 have been met. The proposed plat maximizes the retention of existing trees. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION – SHORT PLAT

The proposed short subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS – SHORT PLAT

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____."
2. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. The lot areas of each parcel shall be shown on the recording documents.
3. Submit the recording fee and final recording forms for approval.

Prior to Issuance of any Building Permit

4. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short subdivision to all permit application plans for any application for a permit to construct, demolish, or change use.

Signature: _____ (signature on file) Date: May 11, 2006
Malli Anderson, Land Use Planner
Department of Planning and Development

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